

MCLEAN PLANNING DISTRICT

Planning District Overview and Character

The McLean Planning District is located in the northeastern corner of the County generally bounded by the Potomac River, Difficult Run, the Dulles Access Road, Route 7 and Arlington County. The District has a total acreage of 16,400 acres. Major roads serving McLean are I-66, I-495 (which bisects the District), the Dulles Access Road, Route 7, Old Dominion Drive, Old Georgetown Road and Dolley Madison Boulevard (Route 123).



Most of the developed portions of the McLean Planning District are single-family residential communities at suburban densities. Larger lot residential development, one acre and above, is located in much of the western portion of the District north of Lewinsville Road and Route 7. Smaller lot residential development, less than one acre lots, is located mainly in the eastern portion of the District. The Tysons Corner Urban Center, the most intensely developed area in the County, is located in the district and this has a mixed land use pattern with a predominantly high intensity office and residential character. The McLean Central Business District is a medium-scale mixed use center in the vicinity of Dolley Madison Boulevard, Chain Bridge Road and Old Dominion Drive. There is industrial development near the Dulles Access Road and Route 7 as well as at the intersection of I-495 and the Dulles Access Road.

The McLean Planning District is located for the most part in the Dranesville Supervisory District. However, the Tysons Urban Center is located mainly in the Providence Supervisory District with a small portion of it located in the Hunter Mill Supervisory District. The McLean Planning District, with a population density of 4.1 persons per acre, ranks eleventh of the fourteen County planning districts. The District has the highest percentage of white population (80.7 percent) and the lowest percentage of black and Hispanic population (7.7 percent) of any planning district in the County. The District has the highest median housing value, \$510, 000 in 2004, of any planning district in the County. The District is located in the Park Authority Maintenance Areas 1 and 6.

The McLean Planning District is located across several small watersheds, completely containing Bull Neck, Dead Run, Turkey Run. Scotts Run is nearly completely within the McLean Planning District. Most of Pimmit Run and portions of Four Mile Creek, and Difficult Run watersheds are also contained within the McLean Planning District. The streams in the McLean District range from low profile sandy bottom streams, to streams with a high cobble content.

The McLean Planning District is distinguished by the large amount of public parkland located along streams, including Scotts Run Nature Preserve along the Potomac River.

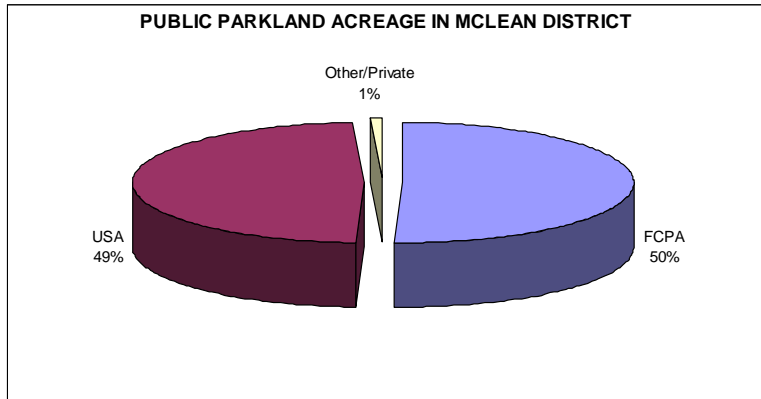
Table 1 summarizes the demographic profile of the McLean Planning District.

Table 1: Demographic Indicators for McLean Planning District

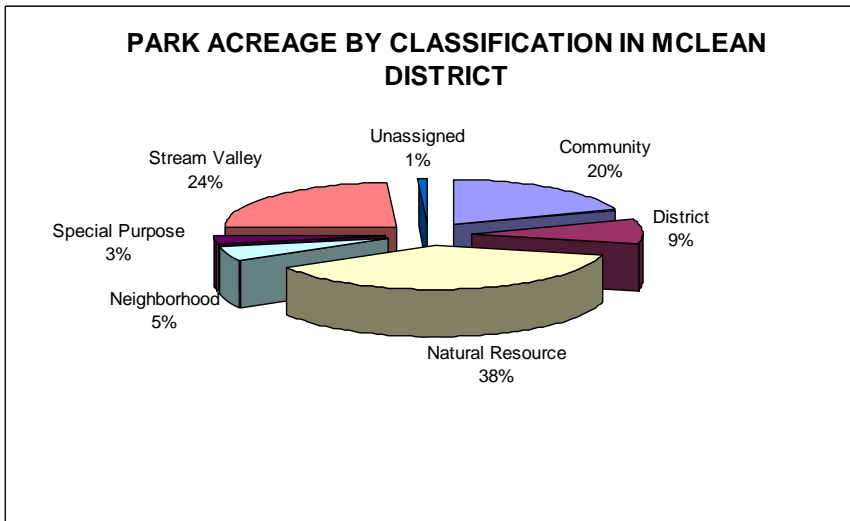
	McLean Planning District	Fairfax County	Rank
Total Population			
1980 Population	54,669	596,901	5 of 14
2005 Population	67,831	1,041,242	6 of 14
2004 Population Density	4.1per acre	4.5 per acre	11 of 14
Median Market Housing Value	\$510,844	\$349,000	1 of 14
Housing Units 2005	27,394	384,683	5 of 14
Nonresidential Structure Gross Floor Area 2004	32,353,458	229,527,736	2 of 14
2000 Households (HH)	25,068	348,714	5 of 14
w/o Children	69%	63%	5 of 14 (tie Fairfax)
w Children under 18	31%	37%	9 of 14 (tie Fairfax)
Total Population in 2000	63,278	969,749	6 of 14
White	80.7%	69.9%	1 of 14
Black	2.1%	8.6%	14 of 14
Asian & Pacific Islander	12.3%	13.1%	10 of 14
Other or Two or More	4.8%	8.5%	14 of 14
Hispanic (can be of any race)	5.6%	11.0%	14 of 14

Park System Overview

About 16 percent of the total acreage of the McLean Planning District, 2,675 acres, is public parkland. Approximately half of all the public park acreage is owned by the Park Authority. The other parkland in the District is owned by other providers, mostly by the federal government. Map 1 shows



the parkland in the district. The McLean Planning District has a comprehensive array of types of parks and park facilities—federal and County parks that provide open space and passive recreation parks, special use parks (accessible playground with a carousel and a Colonial Farm park), and stream valley parks. The parks in the District provide active and passive recreation facilities at a Countywide, district, community and neighborhood levels. The McLean Planning District parks provide such facilities as trails, rectangle and diamond ballfields, miniature golf, tennis and multiuse courts, playgrounds and picnic facilities. Clemyjontri Park, which is an unique multi-apparatus playground facility is designed for use by children with all abilities. The Marie Butler Leven Preserve is a dedicated Native Plant Arboretum, currently operated under a memorandum of understanding with the non-profit, Earth Sangha. The Countywide and regional Cross County Trail traverses a portion of the western McLean District along Difficult Run.



Much of the federally owned land in the District, which is 49 percent of all public parkland in the District, lies north of Old Georgetown Pike. Federal parks include the George Washington Memorial Parkway, Claude Moore Farm, and Great

Falls Park. The federal government also owns and operates the Wolf Trap Farm Park, a performing arts facility located west of Tysons Corner in an adjacent planning district. There is significant park acreage owned by the Park Authority also located in the area north of Old Georgetown Pike that is largely used for passive recreation and for resource protection. Table 2 identifies the parks by community planning sector (each planning district is divided into community planning sectors) indicating the park classification and whether or not each park has a master plan.

Map 2 shows Park Authority parks by type. Table 3 lists the types of facilities provided in each Park Authority park in the District.

Table 2: Parks by Planning Sector in the McLean District

Sector	Park Name	Park Class	Acres	Master Plan Date
M1 TYSONS CORNER	SCOTTS RUN SV	STREAM VALLEY	10.79	
	WESTGATE	COMMUNITY	12.31	1990
M2 PIMMIT	FALLS CHURCH CITY PARK	FALLS CHURCH CITY	8.30	
	FISHER	NEIGHBORHOOD	0.49	1975
	GRIFFITH	NEIGHBORHOOD	1.10	1976
	LEMON ROAD	NEIGHBORHOOD	10.05	1970
	LISLE	NEIGHBORHOOD	0.91	1975
	MOUNT ROYAL	NEIGHBORHOOD	3.10	1984
	OLNEY	COMMUNITY	17.27	1967
	PIMMIT BARN	NEIGHBORHOOD	0.59	
	PIMMIT HILLS	NEIGHBORHOOD	1.04	1964
	PIMMIT RUN SV	STREAM VALLEY	9.35	
	PIMMIT VIEW	NEIGHBORHOOD	4.95	1975
TYSONS PIMMIT	NEIGHBORHOOD	6.87	1981	
M3 KIRBY	BRYN MAWR	NEIGHBORHOOD	5.13	1981
	CHESTERBROOK SCHOOL SITE	COMMUNITY	9.95	1979
	DOLLEY MADISON ESTATES	NEIGHBORHOOD	3.63	1977
	FRANKLIN WOODS	NEIGHBORHOOD	1.45	
	HAYCOCK- LONGFELLOW	COMMUNITY	24.42	1975
	KENT GARDEN GREENWAY SV	STREAM VALLEY	21.32	
	KENT GARDENS	COMMUNITY	26.32	1977
	KIRBY	NEIGHBORHOOD	2.96	
	LEWINSVILLE	COMMUNITY	37.75	1977
	LEWINSVILLE CENTER	UNCLASSIFIED	8.67	
	LINWAY TERRACE	COMMUNITY	10.73	1981
	LITTLE PIMMIT RUN	COUNTYWIDE	16.23	
	LONGFELLOW SS	NEIGHBORHOOD	1.03	
	MARIE BUTLER LEVEN PRESERVE	COUNTYWIDE	19.54	1987
	MCLEAN HIGH	COMMUNITY	9.63	
	PATHFINDER	COMMUNITY	0.61	
	PIMMIT RUN SV	STREAM VALLEY	61.18	
POTOMAC HILLS	COMMUNITY	9.59		
POWATAN HILLS	FALLS CHURCH CITY	6.90		
M4 BALLS HILL	CHURCHILL ROAD	COMMUNITY	12.24	1971
	CLEMYJONTRI	COUNTYWIDE	18.72	2002
	COOPER INTERMEDIATE SCHOOL	COMMUNITY	0.63	

	DEAD RUN STREAM VALLEY	STREAM VALLEY	10.16	
	MCLEAN CENTRAL	COMMUNITY	25.77	1979
	MCLEAN KNOLLS	NEIGHBORHOOD	2.97	
M5 POTOMAC PALISADES	GEORGE WASHINGTON PARKWAY	NATIONAL PARK	1149.20	
	GREAT FALLS PARK	NATIONAL PARK	47.80	
	LANGLEY FORK	COUNTYWIDE	53.56	1980
	LANGLEY OAKS	COUNTYWIDE	101.67	
	SCOTTS RUN NATURE PRESERVE	COUNTYWIDE	383.07	1988
	TOLLBROOK RIDGE	NEIGHBORHOOD	4.62	
M6 SPRING HILL	BULL NECK STREAM VALLEY	STREAM VALLEY	15.60	
	DIFFICULT RUN STREAM VALLEY	STREAM VALLEY	22.33	
	FALSTAFF	NEIGHBORHOOD	3.65	1976
	GREENWAY HEIGHTS	COMMUNITY	39.27	1977
	MCLEAN HAMLET	COMMUNITY	16.91	1976
	MCLEAN HUNT ESTATE	NEIGHBORHOOD	10.58	1976
	OLD DOMINION SCHOOL SITE	COMMUNITY	10.34	
	SCOTTS RUN STREAM VALLEY	STREAM VALLEY	12.45	
	SPRING HILL PARK/RECCENTER	COUNTYWIDE	45.85	2003
TIMBERLY	COMMUNITY	22.82		
M7 WOLF TRAP	DIFFICULT RUN STREAM VALLEY	STREAM VALLEY	102.63	
	WOLF TRAP FARM PARK	NATIONAL PARK	114.20	
	WOLF TRAP STREAM VALLEY	STREAM VALLEY	30.09	
TOTAL:			2621.29	

Map 2: Parkland Classification in the McLean Planning District

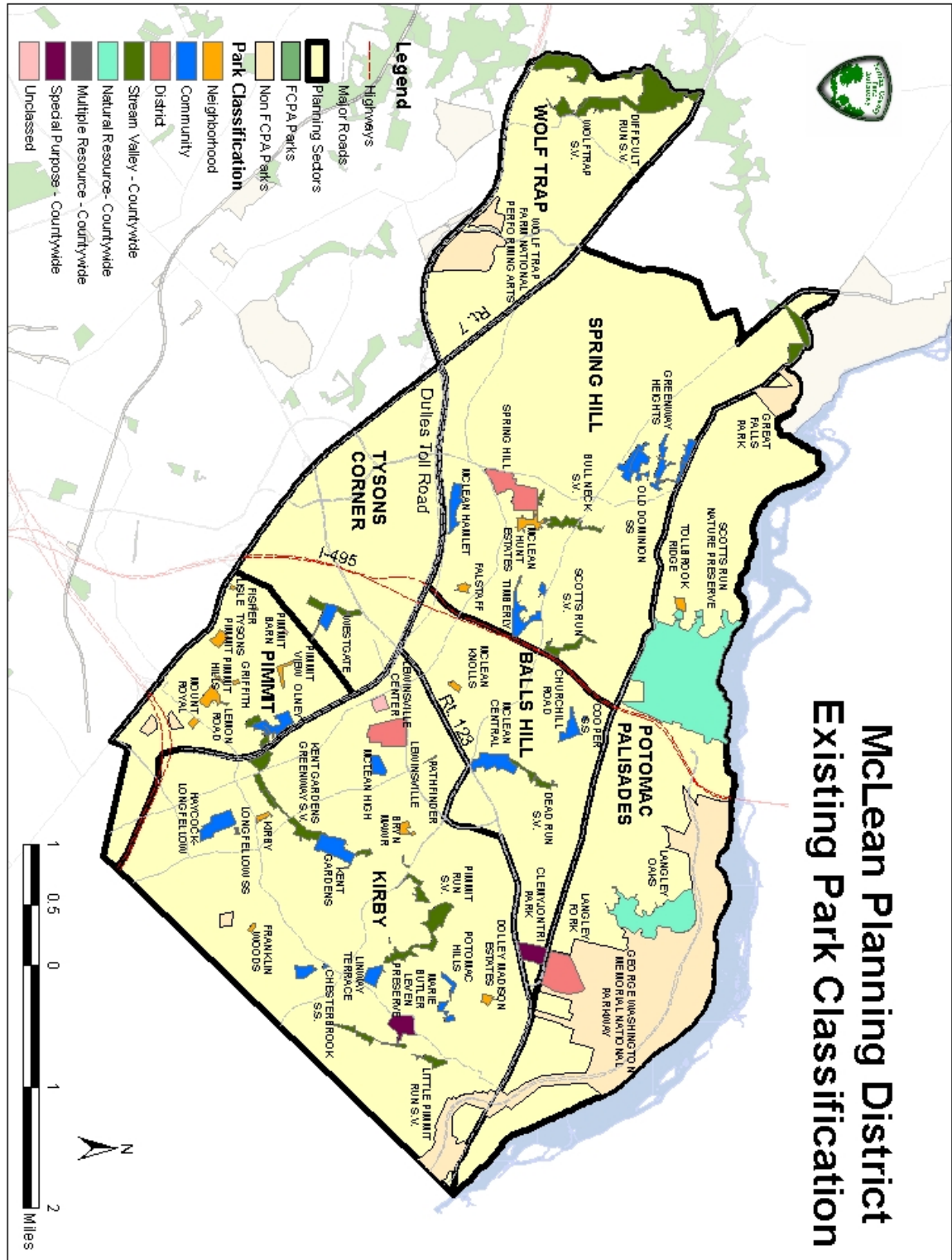


Table 3: Park Facilities provided by Park Authority in McLean District

PARK NAME	Restrooms	GOLF	Mini Golf	TRAILS	PICNIC SHELTERS	Picnic Tables	PLAYGROUNDS	RECTANGLE FIELDS	DIAMOND FIELDS	Sand Volleyball Courts	TENNIS	MULTI-USE COURTS	RECenter	Garden Plots	HISTORIC STRUCTURE	WATER ACTIVITIES	Nature Center	Dog Park	SPECIALTY FEATURES
BRYN MAWR				●			●												
BULL NECK STREAM VALLEY				●															
CHESTERBROOK SCHOOL SITE				●			●	P	P	P	P	P							
CHURCHILL ROAD				●			●												
CLEMYJONTRI PARK	●			●	●	●	●												●
COOPER INTERMEDIATE SCHOOL SITE												●							
DEAD RUN STREAM VALLEY				●															
DIFFICULT RUN STREAM VALLEY				●											●				
DOLLEY MADISON ESTATES																			
FALSTAFF						●	●												
FISHER							●												
FRANKLIN WOODS																			
GREENWAY HEIGHTS				●								P							
GRIFFITH							●												
HAYCOCK-LONGFELLOW				●							●	●							●
KENT GARDENS				●		●	●												
KENT GARDENS GREENWAY STREAM VALLEY																			
KIRBY																			
LANGLEY FORK				●			P	●	●			●							
LANGLEY OAKS																●			
LEMON ROAD				●			P												●
LEWINSVILLE				●	P	●	●	●	●		●	●		●	●				
LEWINSVILLE CENTER								●	●										
LINWAY TERRACE	P			●	P	●	●	●	●		●	●							
LISLE				●			●					●							
LITTLE PIMMIT RUN STREAM VALLEY				●															
LONGFELLOW SS																			
MARIE BUTLER LEVEN PRESERVE				●											●				●
MCLEAN CENTRAL	P			●	●	P	●				●	●			●				
MCLEAN HAMLET																			
MCLEAN HIGH				●															
MCLEAN HUNT ESTATES				●															
MCLEAN KNOLLS																			
MOUNT ROYAL					P	P	●				P								
OLD DOMINION SCHOOL SITE																			
OLNEY	●			●	●	●	●		●		●	●			●				
PATHFINDER				●															
PIMMIT BARN																			
PIMMIT HILLS				●			●					●							
PIMMIT RUN STREAM VALLEY				●															
PIMMIT VIEW				●															
POTOMAC HILLS																			
SCOTTS RUN NATURE PRESERVE				●											●				
SCOTTS RUN STREAM VALLEY				●															
SPRING HILL	●			●	P	●	●	●	●				●						
TIMBERLY																			
TOLLBROOK RIDGE																			
TYSONS PIMMIT				●	●	●	●				P	●							
WESTGATE				P	●	●			●		●								
WOLFTRAP STREAM VALLEY																			

Facilities Exist ●
Facilities Planned P

Summary of Major Parks and Facilities

Park Authority Parks and Facilities

The Park Authority owns nine major parks in the McLean Planning District in addition to the major parkland in the Pimmit Run, Kent Gardens and Difficult Run stream valley parks. The nine parks are identified as:

Scotts Run Nature Preserve. This park located between the Potomac River, I-495 and Old Georgetown Road has an extensive trail system and two parking lots. It is noted for its picturesque location, abundant and diverse spring wildflowers and is a unique location to see naturally occurring Canadian hemlock within the County. It has a historic structure.

Spring Hill RECenter The facility is located at the intersection of Spring Hill Road and Lewinsville Road just north of Tysons Corner. Spring Hill RECenter is an active recreation facility that provides a twenty-five meter pool, a fitness center, an activity room, dance studio and saunas. There are also outdoor recreation facilities, including picnic tables, playgrounds, rectangle and diamond fields and trails.

Langley Oaks This park is located near the Potomac River, adjacent to the federal Turkey Run Park and has no built features. It provides natural open space and wildlife habitat. It has a historic structure.

Langley Fork Park. This park, located north of Georgetown Pike adjacent to the CIA headquarters, is a well used recreational park with diamond and rectangle ballfields, multiuse courts, trails and parking. The parking lot serves as additional parking for neighboring Clemyjontri Park. The natural area/open space is in poor condition with significant encroachment by invasive non-native plants.

Marie Butler Leven Preserve. This park is located on Kirby Road. The goal of the park is to act as a preserve and Native Arboretum for educational purposes. The parkland is currently maintained under a MOU with the non-profit organization, Earth Sangha. The park has several garden beds and a demonstration rain garden.

Clemyjontri Park. This park is located west of the intersection of Dolley Madison Boulevard (Route 123) and Old Georgetown Pike (Route 193). Clemyjontri is an accessible park, where all play structures, including a

carousel, is available for “people of all ages and abilities.” Trails and a picnic pavilion provide additional on-site amenities.

Lewinsville Park. This park is located on Chain Bridge Road near Great Falls Street. It provides trails, picnic tables, playgrounds, diamond and rectangle fields, tennis and multiuse courts and garden plots. It has a historic structure.

McLean Central Park. This park is located along Dead Run north of the intersection of Dolley Madison Boulevard adjacent to the McLean Central Business District. The Dolley Madison branch library and McLean Community Center are located adjacent to the park, which is an excellent example of joint missions. The park facilities include trails, a picnic shelter, playgrounds, tennis and multiuse courts. This park is close the headwaters of the Dead Run watershed. It has a historic structure.

Cross County Trail is located along Difficult Run on part of the the western border of the District. The trail is a regional facility over 40 miles long that connects the Potomac River at the north end of the County to the Occoquan River in Prince William County on the south. The trail is designated as a National Recreation Trail by the U.S. Department of the Interior. The Cross County Trail passes through several extensive floodplain ecosystems.

Parks and Facilities Provided by Other Entities

Over one-half the public parkland in the McLean District, 1,326 acres, is owned by other entities than the Park Authority.

Federal

Wolf Trap National Park for the Performing Arts is located on 114 acres adjacent to the Dulles Access Road west of the Tysons Corner Urban Center. It is an outdoor, seasonal performing arts facility with a seating capacity of over 1,500 in the main amphitheatre. There is a smaller second stage and children’s amphitheatre.

George Washington Memorial Parkway, including Turkey Run Farm Park is located along the Potomac River and contains 1,149 acres. Part of the George Washington Memorial Parkway also includes Fort Marcy Civil War fortification ruins. The highway and associated parkland provide one of the major scenic amenities in the region. The Claude Moore Farm Park is part of this federal park system. It is located adjacent to the CIA headquarters property on Old Georgetown Pike. It has working farm land, renovated historic structures from the colonial American period

and provides open space preservation and educational and recreational programs.

A 47 acre portion of Great Falls National Park is located on the east side of Difficult Run in the western-most part of the district. The majority of the park is in the Upper Potomac Planning District. The portion of the park in the McLean Planning District preserves open space and provides habitat and has a major trail that extends along the Potomac, north and south of the district.

Private Park Facilities

McLean Little League owns and maintains a complex of four diamond fields that serve children ages 5-12. The facility is adjacent to the Pimmit Run Stream Valley and Kent Gardens Greenway Parks on Great Falls Road. Two of the fields are lighted. This complex of fields helps supplement the athletic fields provided by the Park Authority and County school system.

The Capital One office complex near the intersection of Route 123 and I-495 in the Tyson's Corner Urban Center has two rectangular fields and a diamond field that are used by McLean Youth Soccer.

McLean Youth Soccer uses private land located near the Spring Hill RECenter for its recreational activities.

Summary of Natural Resources

The natural areas of the district consist of many small parks and stream corridors (not all publicly owned) connecting natural areas, some as narrow as 20 feet. The aerial photo in Map 3 shows parkland in a landscape context with streams. Coordinated assessment, research and documentation of natural resources on public and private properties are lacking. Clemyjontri is the only park (of 50) in the planning district with a natural resource inventory.

The larger park parcels including Scotts Run Nature Preserve, the Langley Oaks-Langley Forks-Clemyjontri complex (which are congruent with the National Park Services' Turkey Run Park) and the Pimmit Run Stream Valley Park contain fairly healthy wetlands and habitat that supports uncommon plant and animal species. These parks and several adjacent private parcels constitute the best wildlife habitat and stream buffering in the planning district. Other natural resource highlights include:

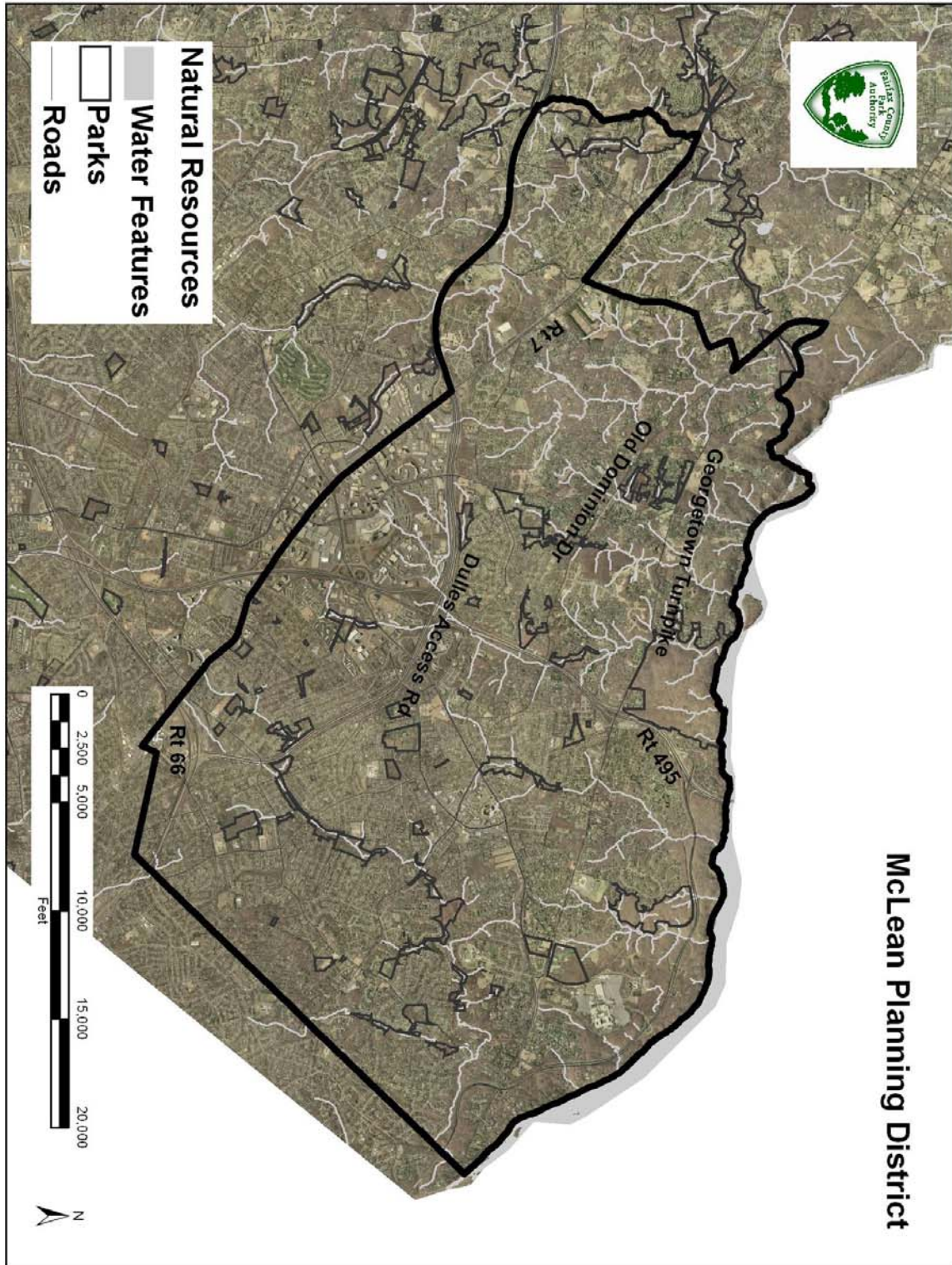
- The Marie Butler Leven Preserve is envisioned to become a native arboretum to showcase native plant biodiversity and protect natural resources.
- The 384+ acre Scotts Run Nature Preserve, is a Countywide treasure and part of the Potomac Gorge ecosystem. The Nature Conservancy calls “the Potomac Gorge—the 15-mile section of the Potomac River from above Great Falls south to Theodore Roosevelt Island—one of the most significant natural areas in the entire National Park System.” Significant disjunctive populations of Canadian hemlock as well as understory species clearly define the park as having unusual and rare characteristics.
- The Pimmit Run Stream Valley connects several miles of stream. Although the stream valley park is quite narrow, and the stream contains highly degraded stretches (cut banks are in some places, over 12’ high), this park corridor system helps disperse wildlife through the county.
- The meadow complex on the Salona Property on Route 123 contains several very high quality eastern meadow stands that are some of the best in Fairfax County.

Summary of Cultural Resources

The McLean Planning district contains the Langley Fork Historic Overlay District and a very small portion of the Colvin Run Mill Historic Overlay District, and contains many important cultural resources. The most important of these are Civil War features, a number of 18th and 19th century mills and domestic sites, as well as many Native American sites. These Native American sites exist in abundance in the undeveloped portions of our park lands. Sites types include Native American campsites, hunting stations and stone quarries. The Native Americans used outcrops of quartz and steatite for the manufacture of many types of tools, including spears, knives, arrow points, scrapers, axes and awls. The district contains Native American sites that date from the earliest known occupations in the county, some 12,000 years ago up to European contact.

Some of the important cultural resources in the district are Civil War Camp Griffin, Marie Butler Levin Nature Preserve, and Odrick’s Corner, an African American settlement. The Langley Fork Historic District and a very small portion of the Colvin Run Mill Historic Overlay District are in this Planning District. The Cultural Resource Management Plan describes the historic district; “*Langley Fork - This crossroads village includes residential, school, and church structures dating from the early nineteenth century.*”

Map 3: Aerial Photo of McLean Planning District with Streams



Park Accessibility and Connectivity

All the federal, Park Authority Countywide, District and Community public parks in the McLean Planning District are accessible by automobile via streets, roads and highways. Public transportation is available to parks in the inner part of the district via Dolley Madison Boulevard (Route 123), Route 7, Georgetown Pike, Old Dominion Drive, Great Falls Street, Chain Bridge Road, Magarity Road, Westmoreland Street and the streets in the Pimmit Hills residential subdivision (Route 7 vicinity).

There is only a minor amount of publicly owned stream valley parkland that is substantially connected. For the most part, there are only separated segments of publicly owned stream valley parkland in the district. The most extensively connected publicly owned stream valley parkland in the eastern part of the McLean Planning District is contained in two separate parks in Pimmit Run stream valley: the Kent Gardens complex (about 50 acres connected to the Kent Gardens Elementary School) and two segments of the Pimmit Run stream valley park (north of Linway Terrace Park and Old Dominion Drive). For the most part access to these stream valley parks is via private easements or narrow park dedications between residential subdivision lots, although parts of these parks are accessible from Old Dominion Drive, Westmoreland Street and Great Falls Street.

The McLean Central Park provides a moderate-sized publicly owned stream valley park corridor adjacent to the McLean Central Business District. In the western part of the district there are two moderately sized publicly owned stream valley corridors: the combined Bull Neck stream valley park and Spring Hill District park. The Greenway Heights park, thirty-nine (39) acres, is located along three sub-branches of Bull Neck Run within a residential subdivision. The three spines of public parkland are connected by a street in the subdivision.

There is an extensive trail connection within the national and County Potomac River-oriented parks, from the Arlington County boundary to the Scotts Run Nature Preserve. A portion of the Potomac Heritage National Scenic Trail ([PHNST](#)), is located along the Potomac River shoreline. This national trail is establishing a 425 mile course from the Chesapeake Bay to the Alleghenies by accumulating local trail segments. Part of the Cross County Trail is located on a portion of the Difficult Run stream valley park system that borders a portion of the western end of the McLean planning district. This regional trail provides connectivity across the entire County. The regional W&OD Trail, which is located

about one mile south of the McLean planning district is accessible by the Cross County Trail in the Difficult Run stream valley park.

Anticipated Land Use and Demographic Changes

Because most of the McLean Planning District was developed around the middle of the twentieth-century the rate of growth between 1980 and 2005 was 50 percent below the County growth rate. The projected growth rate between 2005 and 2015 is slightly higher than the overall County’s and is the second highest projection of all the planning districts, as shown in Table 4. This high rate of projected growth is due to the planning parameters for the Tysons Corner Urban Center. There is still a great deal of development planned for Tysons, most of which will be high density contained in high-rise apartments. Tysons is expected to be served by Metro sometime in the next decade. The McLean Business Center is planned as a medium-sized development center with mixed residential, office and commercial use.

Without increases in stormwater management, control of human activities and encroachments, and population control of white-tailed deer and non-native invasive species, the quality of preserved parkland is threatened.

Table 4: Growth Rates for McLean Planning District

	McLean Planning District	Fairfax County	Rank
Total Population			
Estimated 2005	67,831	1,041,242	6 of 14
Forecast 2015	78,378	1,179,258	12 of 14
Growth Rate 1980-2005	24%	74%	10 of 14
Growth Rate 2005-2015	16%	13%	2 of 14 (tie Fairfax)
Housing Units			
Estimated 2005	27,394	384,683	5 of 14
Forecast 2015	31,534	436,436	5 of 14
Growth Rate 1980-2005	38%	78%	10 of 14
Growth Rate 2005-2015	15%	13%	5 of 14 (tie Bull Run)